

PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 2005
--

2005-0764 – Application for a Design Review on a 6,500 square-foot site to allow a one and a two-story addition to an existing home for a total of 2,977 square feet resulting in a 46% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **535 South Frances Street** (near W Olive Av) in an R-0/HH (Low-Density Residential/Heritage Housing) Zoning District. (APN: 209-29-006) RK

Comm. Klein recused himself as he owns property close to this residence.

Gerri Caruso, Principal Planner, presented the staff report. Staff is recommending approval of the application.

Chair Hungerford opened the public hearing.

Dave Snow, applicant, said that plans for this application were previously approved in 2001 when they were presented by the previous owner. The permit expired in 2003. When he and his wife purchased the home, the seller left the design plans for them and, with the assistance of the original architect, they are here requesting approval of the same previously approved plans. He said they are pleased with the multi-tiered design and are attempting to do as much as they can with as little impact as possible.

Charles Wallin, neighbor of the applicant, spoke in support of the application. He said the Snow's are conscientious of the maintenance of their home and are good neighbors. He said, with this design, they have been mindful to keep the architecture of the existing house and have avoided encroaching on their neighbors. He said the design meets their needs and complies with the City requirements and that he would like to see it approved as presented.

Chair Hungerford closed the public hearing.

Comm. Simons moved for Alternative 1, to approve the Design Review with attached conditions. Comm. Babcock seconded.

Comm. Simons said he is always impressed when a neighbor is willing to come to the Planning Commission to support a project.

Comm. Babcock said that this is a nice project and design and that she enjoyed reading a staff report that says the project exceeds all setback requirements, including a 50-foot backyard setback.

Chair Hungerford said that this house is in a beautiful neighborhood and he applauds the applicant's effort to maintain the character of the neighborhood.

Final Action:

Comm. Simons made a motion on item 2005-0764 for Alternative 1, to approve the Design Review with attached conditions. Comm. Babcock seconded.

Motion carried 6-0, Comm. Klein not participating.

This item is appealable to the City Council no later than October 11, 2005.